

BOARD OF PORT COMMISSIONERS

OF THE

PORT OF OAKLAND

GROVE ST. PIER

OAKLAND, CALIFORNIA

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CHIEF ENGINEER AND

SECRETARY

CHARLES A. BEARDSLEY

ATTORNEY

July
22,
1940

Mr. A. H. Abel, Port Manager,
Port of Oakland
Oakland, California

Dear Sir:

The Operations Report as made up in this office for the twelve months' period ending June 30th, 1940, Fiscal Year 1939-1940, is submitted herewith for your consideration with the following schedules.

Schedule No. 1 - Detail by Terminals of Known Income over Direct and Indirect Expenses.

Schedule No. 2 - Detail of Revenue Items by Terminals.

Schedule No. 3 - Detail of Direct Expenses by Terminals and Indirect Expenses or Overhead by Departments.

Exhibit No. 1 - Detail of Overhead Distribution to Operated Facilities.

Schedule No. 4 - Analysis of Income and Expenses by Terminals both being shown by percentage to one dollar of Income.

Schedule No. 5 - Comparison of Revenue & Expense for the year 1939-1940 with the same period of 1938-1939.

Schedule No. 6 - Statement of Fund No. 228 condition as compared to Fiscal Year 1938-1939.

Schedule No. 7 - Comparative Income and Expenses by Terminals for the year 1939-1940 with the like period of 1938-1939.

General Ledger Balance Sheet as of June 30th, 1940.

Respectfully submitted,

R. H. D. Keith
CHIEF PORT ACCOUNTANT

[fol. 2514]

Port of Oakland
Analysis of Income of All Facilities
End of 4th Quarter—Year 1939-1940
July 1st, 1939 to June 30th, 1940

| | Total Amount | Grove St. Terminal | Outer Harbor Terminal | Livingston & Dennison St. Piers | Ninth Avenue Terminal | Rental & Leased Facilities | Airport |
|--|-----------------|-----------------------|--------------------------|---------------------------------------|-----------------------------|----------------------------------|---------------|
| Income | | | | | | | |
| Total Income from Tonnage Operations..... | \$543,426.53 | \$101,447.29 | \$335,684.12 | \$7,640.00 | \$55,652.43 | \$43,002.69 | ..... |
| Total Income from Rental Operations..... | 258,418.29 | 2,699.40 | 126,462.88 | 900.00 | 26,568.07 | 101,787.94 | ..... |
| Total Income from Airport Operations..... | 56,681.83 | ..... | ..... | ..... | ..... | ..... | \$56,681.83 |
| Total Income from All Operations..... | \$858,526.65 | \$104,146.69 | \$462,147.00 | \$8,540.00 | \$82,220.50 | \$144,790.63 | \$56,681.83 |
| Rental of Administrative Offices—Grove St. Pier..... | 5,978.88 | 5,978.88 | ..... | ..... | ..... | ..... | ..... |
| Expenses | \$864,505.53 | \$110,125.57 | ..... | ..... | ..... | ..... | ..... |
| Total Direct & Indirect Expenses**..... | 561,779.40 | 92,520.57 | 334,085.19 | 5,133.16 | 39,622.90 | 18,039.67 | 72,377.91 |
| Excess or Deficit of Income over Expenses—All Operations..... | \$202,726.13 | \$17,605.00 | \$128,061.81 | \$3,406.84 | \$42,597.60 | \$126,750.96 | (\$15,696.08) |
| Miscellaneous Income from Sources other than Operations..... | ..... | ..... | ..... | ..... | ..... | ..... | ..... |
| Gasoline Drained from Automobile Shipments..... | 4.15 | ..... | ..... | ..... | ..... | ..... | ..... |
| Salvage Materials Sold..... | 685.00 | ..... | ..... | ..... | ..... | ..... | ..... |
| Net Excess or Deficit of Income over Expenses..... | \$303,415.28 | ..... | ..... | ..... | ..... | ..... | ..... |
| Depreciation on Equipment..... (15,381.86) | ..... | ..... | ..... | ..... | ..... | ..... | ..... |
| Depreciation on Buildings, Structures & Improvements..... (270,652.85) | (286,034.71) | (38,160.38) | (115,936.33) | (16,224.67) | (30,993.44) | (23,464.01) | (45,874.02) |
| Net Profit or Loss..... | \$17,380.57 | (\$20,556.38) | \$12,125.48 | (\$12,817.83) | \$11,604.16 | \$103,286.95 | (\$61,570.10) |

* See Schedule #2 for Detail of All Revenue except Rental & Leased Facilities which are shown below.

** See Schedule #3 for Direct or Indirect Expenses.

Analysis of Rentals & Leased Facilities

| Service | Total Amount | Inland Waterways Terminal | Miscellaneous Income Properties | Albers Bros. Milling Co. | Leased Facilities | | |
|----------------------------|-----------------|---------------------------------|---------------------------------------|-----------------------------|-------------------|---------------------|---------------------------|
| | | | | | Howard Wharves | Howard Quay Wall | E. K. Wood, Lumber Co. |
| Dockage..... | \$ 9,339.85 | \$ 3,861.90 | \$ 742.03 | \$ 500.15 | \$ 1,833.67 | \$ 1,992.95 | \$ 409.15 |
| Tolls..... | 33,161.96 | 1,840.27 | 2,184.49 | 2,912.25 | 12,337.03 | 12,280.15 | 4,607.77 |
| Storage..... | 12.90 | ..... | 12.90 | ..... | ..... | ..... | ..... |
| Water..... | 144.18 | ..... | 144.18 | ..... | ..... | ..... | ..... |
| Electricity..... | 171.30 | ..... | 171.30 | ..... | ..... | ..... | ..... |
| Lumber Storage..... | 172.50 | ..... | 172.50 | ..... | ..... | ..... | ..... |
| Total Tonnage Revenue..... | \$ 43,002.69 | \$ 5,702.17 | \$ 3,427.40 | \$ 3,412.40 | \$14,170.70 | \$14,273.10 | \$2,016.92 |
| Rentals..... | 191,787.94 | 4,529.76 | 79,258.18 | 13,000.00 | ..... | 1,200.00 | 3,800.00 |
| Total Revenue..... | \$144,790.63 | \$10,231.93 | \$82,685.58 | \$16,412.40 | \$14,170.70 | \$15,473.10 | \$5,816.92 |

Figures in parentheses indicate credit or deduction.

Schedule No. 1—CSG

Port of Oakland
Analysis of Income of All Facilities
End of Fourth Quarter Year 1939-1940—July 1st, 1939 to June 30th, 1940

| | Total Amount | Grove Street | Market Street | Dennison Street | Livingston Street | Ninth Avenue | Ninth Ave. McCormick | O. H. T. | 7th Street Unit | Oht. Ind. Area | Term'l Bldg. "C" | Rental & Leased Facilities | Airport |
|--|---------------------|--------------------|--------------------|--------------------|----------------------|--------------------|-------------------------|---------------------|--------------------|-------------------|---------------------|-------------------------------|--------------------|
| Operating Facilities: | | | | | | | | | | | | | |
| Dockage..... | \$ 33,694.94 | \$ 2,970.57 | \$ 627.75 | \$ 415.15 | \$ 821.03 | \$ 4,570.55 | \$ 3,574.05 | \$ 7,105.35 | \$ 3,338.94 | \$ 931.70 | | \$ 9,339.85 | |
| Tolls..... | 150,041.01 | 16,483.40 | 3,318.06 | 1,496.20 | 3,027.45 | 17,614.29 | 10,574.67 | 37,437.61 | 26,921.37 | 6.00 | | 33,161.96 | |
| Service..... | 168,396.59 | 43,571.34 | 8,685.40 | 77.03 | 6.60 | 84.35 | | 106,195.97 | 9,775.90 | | | | |
| Loading & Unloading..... | 46,792.02 | 9,394.15 | 912.13 | | | | | 35,900.88 | 584.86 | | | | |
| Checking..... | 14,642.91 | 2,370.33 | 464.50 | | | | | 11,673.59 | 134.49 | | | | |
| Storage..... | 44,456.42 | 5,153.45 | 2,243.68 | | 226.34 | | 2,990.17 | 25,893.54 | 7,613.36 | 16.00 | 306.98 | 12.90 | |
| Labor—Recooperage..... | 3,765.54 | 905.40 | 49.80 | | | | | 2,810.34 | | | | | |
| Handling Lines..... | 6,771.88 | 1,616.85 | 408.83 | | | | | 4,373.90 | 372.30 | | | | |
| Materials..... | 1,210.43 | 195.95 | 20.68 | | | 47.50 | | 946.30 | | | | | |
| Stenciling..... | 7,020.45 | 12.88 | 60.00 | | | | | 6,940.45 | 7.12 | | | | |
| Strapping..... | 570.01 | | | | | | | 570.01 | | | | | |
| Weighing..... | 2,872.59 | 443.35 | 12.78 | | | | | 1,392.23 | 1,000.29 | | 23.94 | | |
| Telephone..... | 380.60 | 51.32 | 9.47 | .73 | 48.06 | 126.91 | | 117.52 | 26.59 | | | | |
| Water..... | 3,331.68 | 491.75 | 64.28 | 8.98 | 12.24 | 620.03 | 239.46 | 535.59 | 741.41 | 468.26 | 5.50 | 144.18 | |
| Equipment Rentals..... | 3,308.31 | 253.34 | 83.00 | | | 1,812.50 | | 720.42 | 33.93 | | 405.12 | | |
| Electricity..... | 2,818.18 | 1.92 | | | | 26.36 | 208.14 | 947.84 | 1,230.25 | 232.37 | | 171.30 | |
| Side Tracking..... | 10,708.52 | | | | | 10,694.04 | 14.48 | | | | | | |
| Lumber Storage..... | 2,885.93 | | | | 1,037.04 | 1,676.39 | | | | | | 172.50 | |
| Pipe Line Service..... | 25,011.53 | | | | | | | | 25,011.53 | | | | |
| Freight Transfer Service..... | 3,267.92 | | | | | | | 3,267.92 | | | | | |
| Supervision..... | 1,243.18 | 3.18 | | 110.25 | 352.63 | 732.49 | 44.63 | 9,382.65 | | | | | |
| Transferring & Piling..... | 9,382.65 | | | | | | | 283.80 | | | | | |
| Miscellaneous..... | 853.24 | 461.00 | 106.75 | .19 | .08 | 1.42 | | | | | | | |
| Total Tonnage Revenue..... | 543,426.53 | 84,380.18 | 17,067.11 | 2,108.53 | 5,531.47 | 38,006.83 | 17,643.60 | 256,495.91 | 76,792.34 | 1,654.33 | 741.54 | 43,002.69 | |
| Rentals of Trackage..... | 6,703.20 | | | | | | | 6,703.20 | | | | | |
| Rentals of Buildings & Structures..... | 251,715.09 | 2,126.68 | 572.72 | 900.00 | | 17,887.40 | 8,680.67 | 94,636.61 | 5,650.17 | 7,006.61 | 12,466.29 | 101,787.94 | |
| Rental Admin. Offices—Grove St. Pier..... | 801,844.82 | 86,506.86 | | | | | | | | | | | |
| | 5,978.88 | 5,978.88 | | | | | | | | | | | |
| Total Tonnage & Rental Revenue..... | 807,823.70 | 92,485.74 | 17,639.83 | 3,008.53 | 5,531.47 | 55,894.23 | 26,326.27 | 357,835.72 | 82,442.51 | 8,660.94 | 13,207.83 | 144,790.63 | |
| Airport | | | | | | | | | | | | | |
| Hangar Leases & Storage..... | | | | | | | | | | | | | \$32,411.51 |
| Transient Hangars..... | | | | | | | | | | | | | 1.25 |
| Landing Fees..... | | | | | | | | | | | | | 1,200.00 |
| Commercial Privileges..... | | | | | | | | | | | | | 1,370.00 |
| Office & Leantos..... | | | | | | | | | | | | | 3,848.26 |
| Restaurant & Inn..... | | | | | | | | | | | | | 3,600.00 |
| Gasoline & Oil Commission..... | | | | | | | | | | | | | 6,780.92 |
| Vending Machine Commission..... | 56,681.83 | | | | | | | | | | | | 3.85 |
| Telephone Commission..... | | | | | | | | | | | | | 820.62 |
| Telegraph Commission..... | | | | | | | | | | | | | 291.66 |
| Light & Power..... | | | | | | | | | | | | | 3,633.64 |
| Water..... | | | | | | | | | | | | | 810.87 |
| Lockers & Tool Boxes..... | | | | | | | | | | | | | 22.50 |
| Administrative Services..... | | | | | | | | | | | | | 1,487.29 |
| Gas & Oil Sales..... | | | | | | | | | | | | | 9.02 |
| Miscellaneous..... | | | | | | | | | | | | | 390.44 |
| Total Income from All Operations..... | \$864,505.53 | \$92,485.74 | \$17,639.83 | \$3,008.53 | \$5,531.47 | \$55,894.23 | \$26,326.27 | \$357,835.72 | \$82,442.51 | \$8,660.94 | \$13,207.83 | \$144,790.63 | \$56,681.83 |

* See Schedule #1 for Details of Rental & Leased Facilities.

Analysis of Income of All Facilities—Recapitulation.

| | Detail | Amount |
|--|-------------|---------------------|
| Grove Street Pier..... | \$92,485.74 | |
| Market Street Pier..... | 17,639.83 | |
| | | \$110,125.57 |
| Dennison Street Pier..... | 3,008.53 | |
| Livingston Street Pier..... | 5,531.47 | |
| | | 8,540.00 |
| 9th Avenue Pier..... | 55,894.23 | |
| 9th Avenue McCormick..... | 26,326.27 | |
| | | 82,220.50 |
| Outer Harbor Terminal..... | 357,835.72 | |
| Seventh Street Unit..... | 82,442.51 | |
| Outer Harbor Industrial Area..... | 8,660.94 | |
| Terminal Building "C"..... | 13,207.83 | |
| | | 462,147.00 |
| Rental & Leased Facilities..... | | 144,790.63 |
| Airport..... | | 56,681.83 |
| Total Income from All Operations..... | | \$864,505.53 |

[fol. 2516]

Port of Oakland
Expense Statement
*End of 4th Quarter—Year 1939-1940
July 1st, 1939 to June 30th, 1940

| Expenses | Total | Grove St. Terminal | Outer Harbor Terminal | Livingston & Dennison St. Piers | Ninth Avenue Terminal | Rental & Leased Facilities | Airport |
|---|---------------------|-----------------------|--------------------------|---------------------------------------|-----------------------------|----------------------------------|--------------------|
| Direct Expenses | | | | | | | |
| Personal Service..... | \$307,434.47 | \$55,826.42 | \$199,339.28 | \$2,620.86 | \$18,916.82 | \$2,490.38 | \$28,240.71 |
| Supplies & Materials..... | 8,610.61 | 1,008.67 | 5,206.54 | 91 | 781.46 | 3.86 | 1,609.17 |
| Light, Power, Heat & Water..... | 19,945.76 | 2,711.87 | 7,304.27 | 52.84 | 1,798.77 | 761.28 | 7,316.73 |
| Transportation..... | 2,716.71 | 116.42 | 890.07 | | 104.63 | | 1,605.59 |
| Insurance & Bonds..... | 14,183.41 | 2,560.13 | 6,207.14 | 107.52 | 1,737.39 | 480.63 | 3,090.60 |
| Communication..... | 4,993.22 | 595.17 | 2,660.19 | 152.06 | 281.48 | | 1,304.32 |
| Other Expenses..... | 8,122.68 | 467.10 | 6,251.93 | | 108.93 | 557.38 | 737.34 |
| Maintenance..... | 64,223.45 | 7,321.43 | 30,475.14 | 1,016.85 | 5,271.62 | 6,218.21 | 13,920.20 |
| Total Direct Expenses..... | \$430,230.31 | \$70,607.21 | \$258,334.56 | \$3,951.04 | \$29,001.10 | \$10,511.74 | \$57,824.66 |
| Indirect Expenses or Overhead (Detail Below)*..... | 131,549.09 | 21,913.36 | 75,750.63 | 1,182.12 | 10,621.80 | 7,527.93 | 14,553.25 |
| Total Expenses to Operations..... | \$561,779.40 | \$92,520.57 | \$334,085.19 | \$5,133.16 | \$39,622.90 | \$18,039.67 | \$72,377.91 |

| | Total | Administrative & Engineering | Traffic & Operating | General Waterfront | Port Promotion & Operations |
|--|---------------------|---------------------------------|------------------------|-----------------------|-----------------------------------|
| Indirect Expenses | | | | | |
| Personal Service..... | \$80,344.69 | \$58,369.84 | \$8,158.60 | \$9,557.18 | \$4,259.07 |
| Supplies & Materials..... | 10,331.11 | 855.09 | 1,406.98 | 2,070.47 | 5,998.57 |
| Light, Power, Heat & Water..... | 79.02 | | | 79.02 | |
| Transportation..... | 4,733.44 | 860.76 | 3,043.05 | 280.06 | 549.57 |
| Insurance & Bonds..... | 6,782.69 | 610.40 | 2,107.03 | 3,979.02 | 86.24 |
| Communication..... | 3,414.49 | 794.30 | 1,381.69 | 62.78 | 1,175.72 |
| Other Expenses..... | 41,373.20 | 28,963.44 | 7,990.46 | 103.58 | 4,315.72 |
| Maintenance..... | 15,461.00 | 5,606.17 | 412.13 | 9,254.13 | 188.57 |
| Total Overhead..... | \$162,519.64 | \$96,060.00 | \$24,499.94 | \$25,386.24 | \$16,573.46 |
| Overhead to Additions & Betterments..... | 30,970.55 | 14,026.11 | | 16,944.44 | |
| Overhead to Operations*..... | \$131,549.09 | \$82,033.89 | \$24,499.94 | \$8,441.80 | \$16,573.46 |

* Note: For Distribution to Operations see Schedule #3—Exhibit #1.

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[fol. 2517]

Port of Oakland
Distribution of Overhead Charges to Operations
End of Fourth Quarter Year 1939-1940
July 1st, 1939 to June 30th, 1940

| | Total | Grove St. Terminal | Outer Harbor Terminal | Livingston & Dennison St. Piers | Ninth Ave. Terminal | Rentals & Leased Facilities | Airport |
|---------------------------------|---------------------|-----------------------|-----------------------------|---------------------------------------|---------------------------|-----------------------------------|--------------------|
| Overhead Charges | | | | | | | |
| Personal Service..... | \$64,764.41 | \$11,092.27 | \$38,004.34 | \$568.58 | \$4,982.58 | \$2,708.99 | \$7,407.65 |
| Supplies & Materials..... | 8,990.35 | 1,232.21 | 4,704.18 | 86.95 | 846.50 | 1,281.96 | 838.55 |
| Light, Power, Heat & Water..... | 33.14 | 3.70 | 8.78 | .06 | 3.44 | 3.82 | 13.34 |
| Transportation..... | 4,413.97 | 779.10 | 2,629.43 | 54.01 | 419.48 | 364.36 | 167.59 |
| Insurance & Bonds..... | 4,352.70 | 687.56 | 2,096.37 | 36.80 | 431.07 | 375.85 | 725.05 |
| Communication..... | 3,242.59 | 530.14 | 1,895.34 | 36.18 | 300.00 | 316.65 | 164.28 |
| Other Expenses..... | 36,398.89 | 6,237.92 | 22,027.83 | 347.43 | 2,853.72 | 1,849.18 | 3,082.81 |
| Maintenance..... | 9,353.04 | 1,350.46 | 4,384.36 | 52.11 | 785.01 | 627.12 | 2,153.98 |
| Totals..... | \$131,549.09 | \$21,913.36 | \$75,750.63 | \$1,182.12 | \$10,621.80 | \$7,527.93 | \$14,553.25 |

[fol. 2518]

Port of Oakland
Analysis of Income and Expenses
End of 4th Quarter—Year 1939-1940
July 1st, 1939 to June 30th, 1940

| | Total | Grove St. Terminal | Outer Harbor Terminal | Livingston & Dennison St. Piers | Ninth Avenue Terminal | Rental & Leased Facilities | Airport |
|---|---------------|-----------------------|-----------------------------|---------------------------------------|-----------------------------|----------------------------------|----------------|
| Income | | | | | | | |
| From Tonnage Operations..... | 62.86% | 92.12% | 72.64% | 89.46% | 67.69% | 29.70% | |
| From Rental Operations..... | 30.58 | 7.88 | 27.36 | 10.54 | 32.31 | 70.30 | |
| From Airport..... | 6.56 | | | | | | 100% |
| Total Income from All Operations..... | 100% | 100% | 100% | 100% | 100% | 100% | 100% |
| Direct Expenses | | | | | | | |
| Personal Service..... | 35.56% | 50.70% | 43.13% | 30.69% | 23.01% | 1.71% | 49.82% |
| Supplies & Materials..... | .99 | .92 | 1.13 | .01 | .95 | .01 | 2.84 |
| Light, Power, Heat & Water..... | 2.31 | 2.46 | 1.58 | .62 | 2.18 | .53 | 12.91 |
| Transportation..... | .31 | .11 | .19 | | .12 | | 2.83 |
| Insurance & Bonds..... | 1.64 | 2.32 | 1.34 | 1.26 | 2.12 | .33 | 5.45 |
| Communication..... | .58 | .54 | .58 | 1.78 | .34 | | 2.31 |
| Other Expenses..... | .95 | .42 | 1.36 | | .13 | .38 | 1.30 |
| Maintenance..... | 7.43 | 6.65 | 6.59 | 11.91 | 6.42 | 4.30 | 24.56 |
| Total Direct Expenses..... | 49.77% | 64.12% | 55.90% | 46.27% | 35.27% | 7.26% | 102.02% |
| Indirect Expense or Overhead..... | 15.21 | 19.90 | 16.39 | 13.84 | 12.92 | 5.20 | 25.67 |
| Total Direct & Indirect Expenses..... | 64.98% | 84.02% | 72.29% | 60.11% | 48.19% | 12.46% | 127.69% |
| Excess or Deficit of Income Over Expenses..... | 35.02 | 15.98 | 27.71 | 39.89 | 51.81 | 87.54 | (27.69) |
| | 100%. | 100% | 100% | 100% | 100% | 100% | 100% |

Note: Percentages are based on Individual Income & Expense Ratios to Total Income for each Unit.
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EXPENSES FISCAL YEAR 1939-1940

| | <u>TOTAL</u> | <u>OUTER HARBOR</u> | <u>GROVE STREET</u> | <u>9TH AVE.</u> |
|-------------------------------|--------------|-------------------------|-------------------------|-----------------|
| <u>Transportation</u> | | | | |
| 1. Railroad & Other Fares | \$ 582.90 | \$ 492.60 | \$ 90.30 | |
| 2. Room & Meals | 281.82 | 183.40 | | \$ 98.42 |
| 4. Gas & Oil (Auto Operation) | 91.59 | 59.26 | 26.12 | 6.21 |
| 5. Express & Parcel Post | 5.25 | 5.25 | | |
| 7. Entertaining Shippers | 147.56 | 147.56 | | |
| 15. Miscellaneous | 2.00 | 2.00 | | |
| Subtotal | \$ 1,111.12 | \$ 890.07 | \$ 116.42 | \$ 104.63 |
| Overhead | 3,828.01 | 2,629.43 | 779.10 | 419.48 |
| Total | \$ 4,939.13 | \$ 3,519.50 | \$ 895.52 | \$ 524.11 |

Insurance & Bonds

| | | | | |
|-------------------------------|--------------|-------------|-------------|-------------|
| 1. Fire Insurance | \$ 7,631.59 | \$ 4,247.38 | \$ 2,001.15 | \$ 1,383.06 |
| 3. Auto Insurance (All Kinds) | 64.87 | 35.57 | 20.61 | 8.69 |
| 8. A.D.T. Service | 1,806.60 | 993.14 | 472.82 | 340.64 |
| 9. Compensation | 449.74 | 449.74 | | |
| 10. Hospitalization | 551.86 | 481.31 | 65.55 | 5.00 |
| Subtotal | \$ 10,504.66 | \$ 6,207.14 | \$ 2,560.13 | \$ 1,737.39 |
| Overhead | 3,215.00 | 2,096.37 | 687.56 | 431.07 |
| Total | \$ 13,719.66 | \$ 8,303.51 | \$ 3,247.69 | \$ 2,168.46 |

Communications

| | | | | |
|--------------------------|-------------|-------------|-------------|-----------|
| 1. Telegraph & Telephone | \$ 3,287.78 | \$ 2,534.85 | \$ 483.07 | \$ 269.86 |
| 2. Postage | 249.06 | 125.34 | 112.10 | 11.62 |
| Subtotal | \$ 3,536.84 | \$ 2,660.19 | \$ 595.17 | \$ 281.48 |
| Overhead | 2,725.48 | 1,895.34 | 530.14 | 300.00 |
| Total | \$ 6,262.32 | \$ 4,555.53 | \$ 1,125.31 | \$ 581.48 |

Other Expenses

| | | | | |
|------------------------------------|--------------|--------------|-------------|-------------|
| 2. Equipment Rent | \$ 818.01 | \$ 783.98 | \$ 34.03 | |
| 3. Advertising | 108.93 | | | \$ 108.93 |
| 6. Abscriptions | 3,055.12 | 2,722.09 | 333.03 | |
| 8. O.S. & D. Claims | 2,816.57 | 2,726.21 | 90.36 | |
| 13. Photographs | 13.38 | 3.70 | 9.68 | |
| 14. Legal Expenses, Printing, etc. | 3.35 | 3.35 | | |
| 15. Miscellaneous | 12.60 | 12.60 | | |
| Subtotal | \$ 6,827.96 | \$ 6,251.93 | \$ 467.10 | \$ 108.93 |
| Overhead | 31,119.47 | 22,027.83 | 6,237.92 | 2,853.72 |
| Total | \$ 37,947.43 | \$ 28,279.76 | \$ 6,705.02 | \$ 2,962.65 |

Port of Oakland
Comparison of Actual Revenue & Expenses for Each Quarter
Years 1938-39 & 1939-40

| | Actual at End of First Quarter | | | | Actual at End of Second Quarter | | | | Actual at End of Third Quarter | | | | Actual at End of Fourth Quarter | | | |
|--|--------------------------------|---------------|---------------------|---------------|---------------------------------|---------------|---------------------|---------------|--------------------------------|---------------|---------------------|---------------|---------------------------------|---------------|---------------------|---------------|
| | 1938-1939 | | 1939-1940 | | 1938-1939 | | 1939-1940 | | 1938-1939 | | 1939-1940 | | 1938-1939 | | 1939-1940 | |
| | Amount | % | Amount | % | Amount | % | Amount | % | Amount | % | Amount | % | Amount | % | Amount | % |
| Revenue | | | | | | | | | | | | | | | | |
| Ninth Avenue Terminal | \$16,190.68 | 7.59% | \$19,524.08 | 8.96% | \$33,076.41 | 7.22% | \$40,311.79 | 9.28% | \$52,905.24 | 7.89% | \$61,046.73 | 9.52% | \$72,268.06 | 8.24% | \$82,220.50 | 9.51% |
| Grove Street Terminal | 23,381.50 | 10.96 | 26,148.62 | 11.99 | 45,015.47 | 9.83 | 49,406.96 | 11.37 | 74,586.36 | 11.12 | 80,863.50 | 12.61 | 93,550.87 | 10.66 | 110,125.57 | 12.74 |
| Outer Harbor Terminal | 124,985.68 | 58.56 | 117,310.05 | 53.83 | 281,929.50 | 61.54 | 244,420.39 | 56.26 | 398,702.41 | 59.45 | 351,806.76 | 54.84 | 521,078.70 | 59.39 | 462,147.00 | 53.46 |
| Liv. & Den. St. Piers | 1,521.84 | .71 | 2,204.88 | 1.01 | 2,703.68 | .61 | 4,141.91 | .96 | 3,967.73 | .59 | 6,358.51 | .99 | 5,806.15 | .66 | 8,540.00 | .99 |
| Rental & Leased Fac. | 34,149.10 | 16.00 | 39,134.35 | 17.96 | 69,002.58 | 15.06 | 68,645.80 | 15.80 | 100,667.81 | 15.02 | 98,274.98 | 15.48 | 131,399.75 | 14.98 | 144,790.63 | 16.74 |
| Airport | 13,187.14 | 6.18 | 13,620.96 | 6.25 | 26,431.67 | 5.74 | 27,509.40 | 6.33 | 39,823.54 | 5.93 | 42,111.55 | 6.56 | 53,285.08 | 6.07 | 56,681.83 | 6.56 |
| Total Revenue | \$213,415.94 | 100% | \$217,942.94 | 100% | \$458,159.31 | 100% | \$434,436.25 | 100% | \$670,653.09 | 100% | \$641,462.03 | 100% | \$877,388.61 | 100% | \$864,505.53 | 100% |
| Expenses | | | | | | | | | | | | | | | | |
| Personal Expenses (Except Mtnc.) | \$103,137.54 | 48.33% | \$84,238.25 | 38.65% | \$199,641.17 | 43.57% | \$189,060.20 | 43.51% | \$296,929.92 | 44.27% | \$278,719.99 | 43.45% | \$387,312.96 | 44.15% | \$372,198.88 | 43.05% |
| Supplies & Materials | 4,823.70 | 2.26 | 5,663.49 | 2.59 | 10,117.21 | 2.21 | 8,705.18 | 2.00 | 14,889.84 | 2.22 | 12,339.33 | 1.92 | 18,079.52 | 2.06 | 17,600.96 | 2.04 |
| Lt., Power, Heat & Water | 4,699.15 | 2.20 | 4,052.10 | 1.86 | 10,333.64 | 2.26 | 8,757.20 | 2.02 | 16,495.44 | 2.46 | 13,831.26 | 2.16 | 21,529.34 | 2.45 | 19,978.90 | 2.31 |
| Transportation | 1,790.31 | .84 | 2,246.60 | 1.03 | 4,122.96 | .90 | 4,001.85 | .92 | 5,746.82 | .87 | 5,942.20 | .93 | 7,935.62 | .90 | 7,130.68 | .82 |
| Insurance & Bonds | 4,457.17 | 2.09 | 4,908.73 | 2.25 | 9,656.86 | 2.11 | 9,376.97 | 2.16 | 17,456.09 | 2.60 | 13,775.98 | 2.15 | 22,923.12 | 2.61 | 18,536.11 | 2.14 |
| Communication | 2,515.04 | 1.18 | 2,049.73 | .95 | 5,442.69 | 1.19 | 4,529.65 | 1.04 | 7,940.79 | 1.18 | 6,786.49 | 1.06 | 10,665.54 | 1.22 | 8,235.81 | .95 |
| Other Expenses | 5,138.59 | 2.41 | 9,291.42 | 4.26 | 12,171.05 | 2.66 | 21,531.74 | 4.96 | 20,578.95 | 3.07 | 31,359.42 | 4.89 | 25,837.38 | 2.94 | 44,521.57 | 5.16 |
| Maintenance (Including Personal Service) | 8,223.56 | 3.85 | 11,693.34 | 5.37 | 33,684.72 | 7.34 | 36,441.15 | 8.39 | 44,420.47 | 6.62 | 54,047.31 | 8.42 | 60,357.00 | 6.88 | 73,576.49 | 8.51 |
| Total Expenses | \$134,785.06 | 63.16% | \$124,143.66 | 56.96% | \$285,170.30 | 62.24% | \$282,403.94 | 65.00% | \$424,458.32 | 63.29% | \$416,801.98 | 64.98% | \$554,640.48 | 63.21% | \$561,779.40 | 64.98% |
| Excess Revenue Over Expenses | \$78,630.88 | 36.84% | \$93,799.28 | 43.04% | \$172,989.01 | 37.76% | \$152,032.31 | 35.00% | \$246,194.77 | 36.71% | \$224,660.05 | 35.02% | \$322,748.13 | 36.79% | \$302,726.13 | 35.02% |

EXPENSES FISCAL YEAR 1939-1940

| | <u>TOTAL</u> | <u>OUTER HARBOR</u> | <u>GROVE STREET</u> | <u>9TH AVE.</u> |
|---------------------------------|--------------|-------------------------|-------------------------|-----------------|
| <u>Maintenance</u> | | | | |
| 1. Personal Service | \$ 11,983.70 | \$ 7,018.83 | \$ 2,860.96 | \$ 2,103.91 |
| 2. Sundry Materials | 3,558.42 | 2,185.99 | 441.42 | 931.01 |
| 3. General Supplies | 368.42 | 180.11 | 128.73 | 59.58 |
| 4. Auto & Tractor Tires & Tubes | 152.31 | 118.66 | 20.92 | 12.73 |
| 5. Equipment Rental | 219.06 | 231.24 | 1.95 | 10.85 |
| 6. Outside Repairs | 2,916.03 | 2,059.67 | 355.48 | 500.88 |
| 7. Gas used in Tractors | 26.63 | 8.06 | 1.28 | 17.29 |
| 8. Fire Extinguishers | 173.62 | 72.58 | 94.57 | 6.47 |
| 9. Dredging | 23,670.00 | 18,600.00 | 3,420.00 | 1,650.00 |
| Subtotal | \$ 43,068.19 | \$ 30,475.14 | \$ 7,321.43 | \$ 5,271.62 |
| Overhead | 6,519.83 | 4,384.36 | 1,350.46 | 785.01 |
| Total | \$ 49,588.02 | \$ 34,859.50 | \$ 8,671.89 | \$ 6,056.63 |
| | | | | |
| Total Direct Charges | \$357,942.87 | \$258,334.56 | \$ 70,607.21 | \$ 29,001.10 |
| " Overhead " | 108,285.79 | 75,750.63 | 21,913.36 | 10,621.80 |
| | | | | |
| Grand Totals | \$466,228.66 | \$334,085.19 | \$ 92,520.57 | \$ 39,622.90 |

[fol. 2520]

Port of Oakland
Comparative Financial Statement for Six Months
Harbor Maintenance & Improvement Fund #226
Period July 1st to June 30th
Fiscal Years 1938-1939 and 1939-1940

| | Fiscal Year 1939-1940 | | Fiscal Year 1938-1939 | |
|---|-----------------------|----------------|-----------------------|--------------|
| | Item Amount | Total | Item Amount | Total |
| Unexpended Cash—July 1st of Each Period..... | | \$135,748.75 | | \$76,636.05 |
| Cash Received from Terminal Operations..... | \$893,540.71 | | \$883,434.53 | |
| Cash Funds Transferred from Fund #220..... | | | 20,000.00 | |
| Total Cash Received during Period..... | | 893,540.71 | | 903,434.53 |
| Total Cash Accrued to Fund #226 as of June 30th..... | | \$1,029,289.46 | | \$980,070.58 |
| Less: Expenditures during Period..... | | | | |
| Pay Rolls, Weekly & Monthly..... | \$511,839.09 | | \$521,924.64 | |
| Miscellaneous Claims..... | 200,361.24 | | 234,424.08 | |
| Transferred to City General Fund a/c Mileage Gasoline Co. (Res. #4800)..... | | | 1,218.00 | |
| Contracts..... | 76,373.97 | | 86,755.11 | |
| Total Cash Expended..... | | 788,574.30 | | 844,321.83 |
| Total Unexpended Cash as of June 30th..... | | \$240,715.16 | | \$135,748.75 |
| Less: Operating Reserves..... | | | | |
| Contracts..... | \$7,435.17 | | \$19,470.76 | |
| Merritt Estate..... | 4,891.67 | | 4,891.67 | |
| Total Reserves as of June 30th..... | | \$12,326.84 | | \$24,362.43 |
| Actual Unencumbered Cash in Fund #226, as of June 30th..... | | \$228,388.32 | | \$111,386.32 |
| Plus: Special Cash Reserve Funds..... | | | | |
| Port Replacement & Improvement Fund #220..... | \$25,000.00 | | \$25,000.00 | |
| Port Contingency Fund #222..... | 50,000.00 | | 50,000.00 | |
| Total Cash in Special Reserve Funds..... | | \$75,000.00 | | \$75,000.00 |
| Total Unencumbered Cash in All Reserve Funds..... | | \$303,388.32 | | \$186,386.32 |

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Port of Oakland
Comparative Financial Statement for Six Months
Harbor Maintenance & Improvement Fund #226
Period July 1st to June 30th
Fiscal Years 1938-1939 and 1939-1940

1230

| | Fiscal Year 1939-1940 | | Fiscal Year 1938-1939 | |
|--|-----------------------|----------------------------|-----------------------|----------------------------|
| | Item Amount | Total | Item Amount | Total |
| Plus: Book Account Resources Accrued | | | | |
| Certificate of Indebtedness—Pacific Steamship Lines, Ltd. | \$12,057 86 | | \$13,341 69 | |
| Current Accounts Receivable as of June 30th (See Note Below **) | \$67,413 91 | | 25,779 05 | |
| Accounts Receivable in Legal Department (See Note Below *) | 11,268 81 | | 10,993 42 | |
| Total Accrued Accounts Receivable | | 90,740 58 | | 50,114 16 |
| | | <u>\$394,128 90</u> | | <u>\$236,500 48</u> |
| Plus: Prepaid Items & Advances | | | | |
| Insurance Prepaid | \$19,798 24 | | \$30,509 54 | |
| Right of Way—9th Avenue Terminal (Court Deposit) | | | 10,006 00 | |
| Port Revolving Fund | 15,000 00 | | 15,000 00 | |
| Petty Cash | 250 00 | | 150 00 | |
| Total Prepaid Items | | 35,048 24 | | 55,665 54 |
| Total Fund Resources as of June 30th | | <u>\$429,177 14</u> | | <u>\$292,166 02</u> |
| Plus: Additions to Property during Period thru Fund #226 | | | | |
| Land Purchases | | | \$30 00 | |
| Additions & Betterments | \$229,640 35 | | 241,784 87 | |
| Allowance to Albers Bros. Milling Co. & Albert C. Moe | 10,785 36 | | 15,999 96 | |
| Total Additions & Betterments | <u>\$240,425 71</u> | | <u>\$257,814 83</u> | |
| Equipment | 13,808 49 | | 18,414 13 | |
| Gasoline, Oil & Miscellaneous Stores | 177 95 | | 128 41 | |
| Total Property Additions for Period Ending June 30th | | 254,056 25 | | 276,357 37 |
| Total Fund Resources Accrued & Property Additions for Period Ending June 30th | | <u><u>\$683,233 39</u></u> | | <u><u>\$568,523 39</u></u> |

**** Note: For Fiscal Year 1939-1940, this amount includes \$14,061.84 each due from the Southern Pacific Company and the Oakland Terminal Railroad, payable in equal installments of \$7,030.92 each from October 1940 to 1942.**

Port of Oakland
Comparative Statement of Income & Expenses
Period of July 1st to June 30th
Fiscal Years 1938-1939 and 1939-1940

| | Fiscal Year 1939-1940 | | | | | Fiscal Year 1938-1939 | | | | |
|---|-----------------------|---------------------|---------------------|---------------------|----------------------|-----------------------|---------------------|---------------------|---------------------|----------------------|
| | Tonnage Revenue | Rents | Total Income | Direct Expenses | Excess or Deficit | Tonnage Revenue | Rents | Total Income | Direct Expenses | Excess or Deficit |
| Terminals Operated | | | | | | | | | | |
| Grove & Market St. Terminals..... | \$101,447.29 | \$8,678.28 | \$110,125.57 | \$70,607.21 | \$39,518.36 | \$83,971.59 | \$9,579.28 | \$93,550.87 | \$72,958.16 | \$20,592.71 |
| Outer Harbor Terminal..... | 335,684.12 | 126,462.88 | 462,147.00 | 258,334.56 | 203,812.44 | 399,548.57 | 121,530.13 | 521,078.70 | 275,356.56 | 245,722.14 |
| Livingston & Dennison St. Piers..... | 7,640.00 | 900.00 | 8,540.00 | 3,951.04 | 4,588.96 | 4,906.15 | 900.00 | 5,806.15 | 4,501.07 | 1,305.08 |
| Ninth Avenue Terminal..... | 55,652.43 | 26,568.07 | 82,220.50 | 29,001.10 | 53,219.40 | 50,331.80 | 21,936.26 | 72,268.06 | 28,675.69 | 43,592.37 |
| *Leased Facilities & Miscellaneous Rents (Income Detailed Below).... | 43,002.69 | 101,787.94 | 144,790.63 | 10,511.74 | 134,278.89 | 39,436.85 | 91,962.90 | 131,399.75 | 9,941.69 | 121,458.06 |
| Airport..... | | | 56,681.83 | 57,824.66 | (1,142.83) | | | 53,285.08 | 58,301.03 | (5,015.95) |
| Totals..... | \$543,426.53 | \$264,397.17 | \$864,505.53 | \$430,230.31 | \$434,275.22 | \$578,194.96 | \$245,908.57 | \$877,388.61 | \$449,734.20 | \$427,654.41 |

| All Indirect Expenses | |
|---|---------------------|
| Departments | |
| Administrative & Engineering..... | \$96,060.00 |
| Traffic..... | 24,499.94 |
| Maintenance..... | 25,386.24 |
| Port Promotion & Operations..... | 16,573.46 |
| Totals..... | \$162,519.64 |
| Less Charges to Additions & Betterments as Over- head..... | 30,970.55 |
| Indirect Expenses to Operations..... | \$131,549.09 |
| Net Excess of Income over Expenses..... | \$302,726.13 |

| All Indirect Expenses | |
|--|---------------------|
| | |
| | \$66,409.82 |
| | 24,282.50 |
| | 29,386.29 |
| | 16,134.02 |
| Totals..... | \$136,212.63 |
| | 31,306.35 |
| Indirect Expenses to Operations..... | \$104,906.28 |
| Net Excess of Income over Expenses..... | \$322,748.13 |

*Detail of Leased Facilities & Miscellaneous Rents

| | July 1st to June 30th Fiscal Year 1939-1940 | | | July 1st to June 30th Fiscal Year 1938-1939 | | |
|-------------------------------|--|---------------------|---------------------|--|--------------------|---------------------|
| | Tonnage Revenue | Rents | Total Income | Tonnage Revenue | Rents | Total Income |
| Inland Waterways..... | \$5,702.17 | \$4,529.76 | \$10,231.93 | \$4,973.97 | \$4,529.76 | \$9,503.73 |
| Miscellaneous Rents, etc..... | 3,427.40 | 79,258.18 | 82,685.58 | 4,313.27 | 67,233.14 | 71,546.41 |
| Albers Bros. Milling Co..... | 3,412.40 | 13,000.00 | 16,412.40 | 559.25 | 19,000.00 | 19,559.25 |
| Howard Wharves..... | 14,170.70 | | 14,170.70 | 12,897.10 | | 12,897.10 |
| Howard Quay Wall..... | 14,273.10 | 1,200.00 | 15,473.10 | 16,693.26 | 1,200.00 | 17,893.26 |
| E. K. Wood Lumber Co..... | 2,016.92 | 3,800.00 | 5,816.92 | | | |
| Totals..... | \$43,002.69 | \$101,787.94 | \$144,790.63 | \$39,436.85 | \$91,962.90 | \$131,399.75 |

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[fol. 2522]

Port of Oakland
Harbor Maint. & Imp. Fund #226
Balance Sheet—June 30th, 1940

ASSETS:

| | Detail | Total |
|--|----------------|----------------|
| Fixed Assets | | |
| Land..... | \$2,565,210.30 | |
| Buildings, Structures & Improvements..... | \$2,763,707.65 | |
| Less Res. for Depr. B. S. & I. \$270,652.85 | | |
| Less Res. for Redredging..... 144,357.60 | 415,010.45 | 2,348,697.20 |
| Improvements Under Construction..... | 44,437.08 | |
| Equipment..... | 319,956.61 | |
| Less Res. for Depr. of Equipment..... | 129,928.37 | 190,028.24 |
| | | \$5,148,372.82 |
| Current Assets | | |
| Harbor Maintenance & Imp. Fund #226..... | 240,715.16 | |
| Cash on Hand..... | | |
| Port Revolving Fund..... \$15,000.00 | | |
| Petty Cash Fund..... 250.00 | 15,250.00 | |
| | 255,965.16 | |
| Accounts Receivable..... | 90,740.58 | |
| | | \$346,705.74 |
| Deferred Charges | | |
| Stores a/c Materials & Supplies on Hand..... | \$1,020.22 | |
| Prepaid Insurance..... | 19,798.24 | |
| Unabsorbed Contractual Charges..... | 7,435.17 | |
| Merritt Estate Claim..... | 4,891.67 | |
| Undistributed Pay Rolls..... | 36,596.20 | \$69,741.50 |
| | | \$5,564,820.06 |

LIABILITIES:

| | Detail | Total |
|--|----------------|----------------|
| Current Liabilities | | |
| Contract Retentions..... | \$12,326.84 | |
| Advances from Port Replacement & Imp. Fund #220..... | 50,000.00 | \$62,326.84 |
| Deferred Credits | | |
| Contracted Liabilities | | |
| Albers Bros. Milling Co..... | 23,267.17 | |
| Albert C. Moe..... | 586.27 | |
| | | 23,853.44 |
| Surplus | | |
| At Beginning of Period..... | \$5,465,714.76 | |
| Less Prior Years' Adjustments..... | 4,455.55 | |
| | 5,461,259.21 | |
| Plus Income for Period..... | 303,415.28 | |
| | \$5,764,674.49 | |
| Less: Res. for Depr. Bldgs., Structures & Imps..... | \$270,652.85 | |
| Less Res. for Depr. Equipment..... | 15,381.86 | 286,034.71 |
| | | \$5,478,639.78 |

(Here follow 3 photolithographs, side folios 2523-2525)

EXPENSES FISCAL YEAR 1939-40

| | <u>TOTAL</u> | <u>OUTER HARBOR</u> | <u>GROVE STREAM</u> | <u>9TH AVE.</u> |
|-------------------------------|--------------|-------------------------|-------------------------|-----------------|
| <u>Personal Service</u> | | | | |
| 1. Administrative | \$ 10,027.54 | \$ 3,880.00 | \$ 3,622.54 | \$ 2,525.00 |
| 5. Traffic & Operating | 13,605.00 | 7,023.66 | 5,084.34 | 1,497.00 |
| 6. Clerical | 46,253.60 | 33,798.96 | 8,796.63 | 3,658.01 |
| 7. Dock Supervision | 2,656.27 | 2,656.27 | | |
| 8. Car & Truck Work | 45,217.73 | 39,039.62 | 6,178.11 | |
| 9. Receiving & Delivering | 70,825.28 | 50,073.45 | 20,751.83 | |
| 10. Reoopering | 6,145.23 | 5,321.68 | 823.55 | |
| 11. Handling Lines | 5,248.20 | 3,714.15 | 1,534.05 | |
| 12. Watching | 24,404.96 | 17,986.87 | 4,500.62 | 1,917.47 |
| 13. Sweeping & Cleaning | 9,343.04 | 4,507.34 | 3,333.39 | 1,502.31 |
| 14. Transferring & Piling | 19,608.97 | 18,984.17 | 624.80 | |
| 15. Weighing | 1,156.56 | 1,127.96 | 28.60 | |
| 16. Stenciling | 9,856.52 | 9,832.73 | 23.79 | |
| 17. Miscellaneous Labor | 986.91 | 693.98 | 219.95 | 72.98 |
| 18. Switching - Tractor Oper. | 17.18 | 17.18 | | |
| 19. Strapping | 253.42 | 253.42 | | |
| 20. Rental Equipt. Operation | 357.97 | 108.57 | 244.22 | 5.18 |
| 23. Sampling | 379.27 | 379.27 | | |
| 24. Supervising | 681.12 | | | 681.12 |
| 25. Side Tracking | 4,048.87 | | | 4,048.87 |
| 26. Lumber Checking | 3,008.88 | | | 3,008.88 |
| Subtotal | \$274,082.52 | \$199,339.88 | \$ 55,826.42 | \$ 18,916.82 |
| Overhead | 54,079.19 | 38,004.34 | 11,092.27 | 2,982.58 |
| Total | \$328,161.71 | \$237,343.62 | \$ 66,918.69 | \$ 23,899.40 |

Supplies & Materials

| | | | | |
|----------------------------------|--------------|-------------|-------------|-------------|
| 1. Office Supplies | \$ 1,630.54 | \$ 1,534.39 | \$ 87.85 | \$ 8.30 |
| 2. Sundry Materials | 505.68 | 177.08 | 143.90 | 184.70 |
| 3. General Supplies | 882.91 | 636.12 | 184.21 | 62.55 |
| 4. Small Tool Replac't. | 8.40 | 8.40 | | |
| 5. Gas & Oil - Tractor Operation | 1,586.75 | 923.91 | 187.88 | 474.96 |
| 9. Materials (Reooperage) | 1,690.52 | 1,637.63 | 52.89 | |
| 10. Signs | 21.83 | 14.68 | 7.15 | |
| 11. Janitor Supplies | 670.04 | 274.33 | 344.76 | 50.95 |
| Subtotal | \$ 6,996.67 | \$ 5,206.54 | \$ 1,008.67 | \$ 781.46 |
| Overhead | 6,782.89 | 4,704.18 | 1,232.21 | 846.50 |
| Total | \$ 13,779.56 | \$ 9,910.72 | \$ 2,240.88 | \$ 1,627.96 |

Light, Power, Heat & Water

| | | | | |
|----------|--------------|-------------|-------------|-------------|
| 1. Light | \$ 5,423.75 | \$ 3,441.40 | \$ 1,245.42 | \$ 736.93 |
| 2. Power | 1,726.24 | 1,692.64 | 9.60 | 24.00 |
| 3. Heat | 446.48 | 82.56 | 405.19 | 63.85 |
| 4. Water | 4,218.44 | 2,192.79 | 1,051.66 | 973.99 |
| Subtotal | \$ 11,814.91 | \$ 7,304.27 | \$ 2,711.87 | \$ 1,798.77 |
| Overhead | 15.92 | 8.78 | 3.70 | 3.44 |
| Total | \$ 11,830.83 | \$ 7,313.05 | \$ 2,715.57 | \$ 1,802.21 |

[fol. 2526]

EXHIBIT No. 126B

Port of Oakland

Construction Costs of Structures

Outer Harbor Terminal

| | |
|---|------------|
| 14th Street Wharf, Gen'l..... | \$646.08 |
| 14th Street Wharf, Substructure..... | 332,948.34 |
| 14th Street Wharf, Deck Paving..... | 30,190.30 |
| 14th Street Wharf, Paving..... | 198,477.90 |
| Substructure—Sprinkler System..... | 14,035.53 |
| Superstructure..... | 124,597.39 |
| Superstructure—Sprinkler System..... | 19,129.34 |
| Superstructure—Electric Wiring..... | 7,229.25 |
| Paving Prior to July 1, 1927..... | 3,378.87 |
| Railroad Tracks..... | 143,054.37 |
| Fresh Water Supply System—Well..... | 9,238.76 |
| Sewer System..... | 20,621.25 |
| Bulkhead—foot of 11th St..... | 13,912.91 |
| 14th St. Wharf Extension—Substructure..... | 224,932.24 |
| 14th St. Wharf Extension—Deck Paving..... | 3,283.98 |
| 14th St. Wharf Extension—Superstr..... | 175,217.26 |
| 14th St. Wharf Extension—Elect. Wiring..... | 10,491.55 |
| 14th St. Wharf Extension—Sprinkler..... | 18,977.97 |
| Gravity Tank and Tower..... | 9,004.41 |
| Extension Shed #2 Substructure..... | 199,199.52 |
| Extension Shed #2 Superstructure..... | 65,804.49 |
| Extension Shed #2 Electric Wiring..... | 4,062.11 |
| Extension Shed #2 Sprinkler..... | 9,901.93 |
| Substructure 301' Open Wharf Extension..... | 172,536.57 |
| Substructure 504' Wharf St. Extension..... | 262,137.32 |
| 270' Extension to Shed..... | 67,226.66 |
| 270' Extension to Shed Sprinkler..... | 5,454.44 |
| 270' Extension to Shed Elect. Wiring..... | 2,859.77 |

2,148,550.51

Terminal Building "C"

| | |
|---------------------------|------------|
| General Construction..... | 240,839.26 |
| Sprinklers..... | 9,799.51 |
| Electric Wiring..... | 4,751.76 |

255,390.53

Seventh St. Unit

| | |
|---------------------|------------|
| Superstructure..... | 67,230.89 |
| Substructure..... | 244,384.68 |

311,615.57

Total Outer Harbor Units.....

2,715,556.61

[fol. 2527]

Ninth Avenue Terminal

| | |
|---|------------|
| General..... | 1,113.74 |
| Substructure..... | 961,554.32 |
| Substructure Sprinklers..... | 5,904.69 |
| Superstructure..... | 118,331.70 |
| Superstructure Sprinklers..... | 25,948.86 |
| Electric Wiring..... | 6,180.01 |
| Railroad Tracks..... | 48,190.83 |
| Roadways (not incl. 5th to 9th Ave.)..... | 41,957.07 |
| Fences..... | 432.38 |
| 530' Extension Bulkhd. & Wall..... | 23,357.56 |
| 530' Extension Substructure..... | 106,035.80 |
| 530' Extension Roadways in rear..... | 15,971.08 |
| Extension to Apron Wharf..... | 128,178.62 |
| Extension to Apron Wharf Sprinkler..... | 33,716.57 |
| Extension to Apron Wharf Paving..... | 9,481.64 |

Total Ninth Avenue Terminal.....

1,526,354.87

| | |
|--------------------------|--------------|
| Grove Street Pier | |
| General | 2,156 26 |
| Substructure | 641,089 60 |
| Substructure Sprinkler | 6,262 25 |
| Superstructure | 335,841 26 |
| Superstructure Sprinkler | 41,957 19 |
| Deck Paving | 39,429 87 |
| Electric Wiring | 15,149 06 |
| Total Grove Street Pier | 1,081,885 49 |

[fol. 2528]

Maintenance Expense

7/1/39 to 6/30/40

Outer Harbor Terminal

| | |
|--|-----------|
| C1 Substructure & Railway Tracks (on Apron Wharf) | 2,079 97 |
| C2 Superstructure, Plumbing, Wiring & Sprinklers | 1,220 06 |
| C3 Streets & Roads in Pier Area | 1,449 24 |
| C5 Sounding & Dredging | 20,815 44 |
| C6 Office Furniture & Fixtures | 226 05 |
| C9 Water Tower & Tank | 246 67 |
| C10 Railway Tracks (Depressed) | 231 16 |
| C15 Dolphin & Lights | 14 02 |
| C17 Mtee. Automotive Equip. & Frt. Handling Machy. | 2,543 19 |
| C18 Fences | 8 96 |
| | 28,834 76 |

Terminal Building "C"

| | |
|--|--------|
| Superstructure including Plumbing, Sprinkler, Heating System, etc. | 221 02 |
| Freight Elevators | 120 58 |
| Railway Tracks (Serving Building) | 80 |
| | 342 40 |

Seventh St. Unit

| | |
|--------------------------------------|----------|
| C19 Seventh St. Units—Superstructure | 1,070 18 |
| C19a Seventh St. Units—Oil Pier | 1 73 |
| | 1,071 91 |

| | |
|--|-----------|
| Total Maintenance Cost on Outer Harbor Units | 30,249 07 |
|--|-----------|

[fol. 2529]

Maintenance Costs

7/1/39 to 6/30/40

Ninth Ave. Pier

| | |
|--|----------|
| Substructure, incl. Rwy. Tracks (On Apron Wharf) | 58.79 |
| Superstructure, incl. Wiring, Plumbing, Sprinklers, Heating & Fire System | 1,052.31 |
| Roadways south of S. P. tracks not incl. 5th to 9th Ave. | 1,074.57 |
| Office Furniture & Fixtures | 72 |
| Rwy. Tracks serving Pier & Warehouse | 138.19 |
| Sounding & Dredging | 1,864.55 |
| Drainage & Water Supply System | 256.77 |
| Mtce. Automotive & Freight Handling Equip't | 311.92 |
| Fences | 87 |
| Steam Loco Crane | 927.99 |

5,686.68

Grove Street Pier

| | |
|--|----------|
| Substructure incl. Rwy. Tracks (On Apron Wharf) | 394.79 |
| Quay Wall Area | 842.59 |
| Superstructure incl. Wiring, Plumbing, Sprinklers, etc. | 1,134.27 |
| Sounding & Dredging | 3,910.68 |
| Office Furniture & Fixtures | 42.93 |
| Heating Plant Mtce. | 64.00 |
| Automotive & Frt. Handling Machinery | 625.99 |

7,015.25

[fol. 2530] Recapitulation of Construction Costs and Maintenance Charges

Construction Costs to June 30, 1940*

| | |
|-----------------------|--------------|
| Ninth Avenue Terminal | 1,526,354.87 |
| Terminal Building "C" | 255,390.53 |
| Grove Street Terminal | 1,081,885.49 |
| Outer Harbor Terminal | 2,148,550.51 |
| Seventh St. Unit | 311,615.57 |

5,323,796.97

Note: No land values are included in these costs.

Maintenance Costs—July 1, 1939 to June 30th, 1940

| | |
|-----------------------------------|-----------|
| Ninth Avenue Terminal (Dock Only) | 5,686.68 |
| Terminal Building "C" | 342.40 |
| Grove Street Terminal (Dock Only) | 7,015.25 |
| Outer Harbor Terminal | 28,834.76 |
| Seventh St. Unit | 1,071.91 |

42,951.00

10/5/40

PC

1240

4

(Here follow 3 photolithographs, side folios 2531-2533)